

CONSTRUCTION COMPLETE - AVAILABLE NOW!



COMMERCE CENTER
BRIGHTON | COLORADO



METRO DENVER'S NEW COMMERCE CORRIDOR

1.8 Million SF Class A Industrial Development

- High-Image Design with Modern Features
- Immediate Access to I-76
- Quick T.I. Permitting
- Cross-Dock Building with Maximum Dock Doors
- Enterprise Zone

Building 5 | 22700 East I-76 Frontage Road

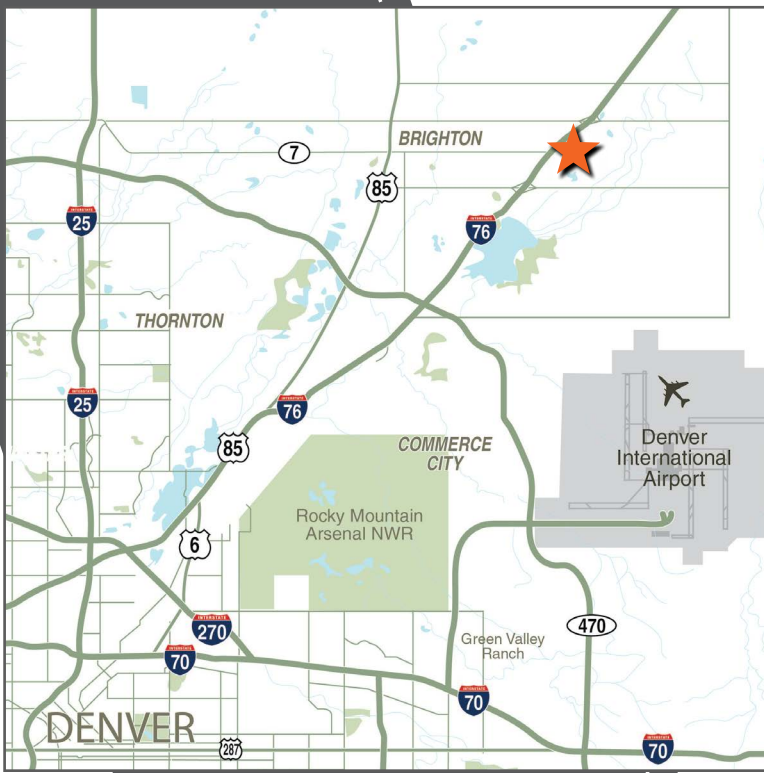
266,240 SF for Sale | 184,467 SF for Lease

Available Size	184,467 SF
Lot Size	18.17 AC
Divisible	50,000 SF
Dock Doors	58 (9' x 10')
Drive-in Doors	2 (12' x 14')
Power	277/480 V, 2400 Amps, 3 Phase
Office	To suit
Auto Parking	0.5/1,000 SF or 92 stalls
Trailer Parking	68 spaces
Clear Height	32'
Sprinkler	ESFR
Truck Court	150'
Column Spacing	50' x 52' typical with 60' speed bay
Est. Expenses	\$2.28/SF
Lease Rate	From \$4.85/SF NNN
Sales Price	To Quote

www.76commercecenter.com

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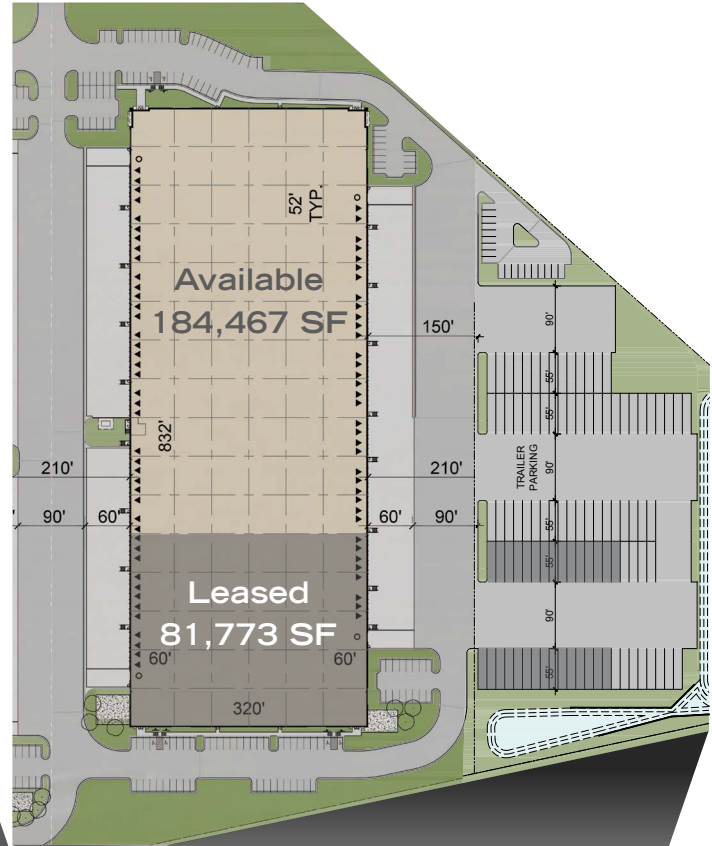




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Building 5 | 266,240 SF



- ▶ Immediate highway access to I-76 via two interchanges and frontage road
- ▶ 25 minutes to downtown Denver
- ▶ 15 minutes to Denver International Airport
- ▶ 1 mile of highway frontage and signage
- ▶ Go 76 on 76!

